

City of Fort Lauderdale Planning and Zoning Board
Case 7-Z-05

STAFF REPORT
August 17, 2005

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| Applicant | Hammocks at Edgewood Developers, Inc. | |
| Request | Rezoning (MHP to RML-25) (RD-15 to RC- 15) (RMM-25 to RC-15) | |
| Location | 2807 SW 15 th Avenue (an area immediately west of SW 15 th Avenue between SW 28 th Street and SW 30 th Street) | |
| Legal Description | A portion of Tracts 25 and 26, F.A. Barrett's Subdivision of the West ½ of Section 21, Township 50 South, Range 42 East, P.B. 1, P. 46, D., together with a portion of Parcel "A" of Lauderwood Amended, P.B. 36, P. 14, , and a portion of Lots 1 and 2 of Block 13, and a portion of the 10' wide alley and a 15' wide alley within Lauderwood, P.B. 9, P. 61. | |
| Property Size | 309,532 sq. ft. (+/-), or 7.106 acres | |
| Zoning | MHP, RD-15, RMM-25 | |
| Existing Land Use | MHP and Multifamily | |
| Future Land Use Designation | Residential-Medium-High and Residential Medium | |
| Comprehensive Plan Consistency | Consistent (residential is a permitted use. The applicant's proposed development still does not exceed density requirements even with the proposed changes in zoning) | |
| Other Required Approvals | City Commission | |
| Applicable ULDR Sections | 47-24.4 Rezoning (City Commission) | |
| Notification Requirements | Sign Notice (see Sec. 47-27.5.A.3) Mail Notice (see Sec. 47-25.5.A.1.a) | |
| Action Required | Approve, Approve with conditions, or Deny the application | |
| Project Planner Authorized By Approved By | Name and Title | Initials |
| | Michael B. Ciesielski, Planner II | |
| | Greg Brewton, Deputy Director, Planning & Zoning | |
| | Marc LaFerrier, Planning and Zoning Director | |

Request:

This is a request to rezone a 7.106 acre parcel of land. The largest part of the site proposed to be rezoned is the existing mobile home park. The mobile home park, which encompasses 5.611 acres of the site and is located immediately west of SW 15th Avenue, is zoned MHP. The applicant is requesting that this be rezoned to RML-25. The existing trailer park

is currently under site plan review and platting for a one hundred and thirty six (136) unit townhouse development. The rezoning of this land from MHP to RML-25 would bring the proposed use and existing land use into conformance with current regulations.

The applicant is also requesting that 1.495 acres of land immediately west of the mobile home park be rezoned from RD-15 to RC-15. The rezoning to RC-15 would not affect the maximum density (15 units per acre) or use (residential) on this land but would permit the applicant to construct townhouses on this site. This request is consistent with the residential medium land use designation for this property.

Finally, the applicant is requesting that approximately .02 acre of land located immediately north of the RD-15 parcel be rezoned from RMM-25 to RC-15. This rezoning would bring this parcel into conformance with its residential medium land use designation.

Property/Project Description:

The subject parcel of land is approximately 309, 532 sq. ft. in area and is located within the boundaries of the Edgewood Civic Association. It is located on the west side of SW 15th Avenue and is south of SW 28th Street and north of SW 30th Street. A location map is attached as **Exhibit 1**.

The neighborhood is comprised mostly of single family and two family homes, with two family homes being dominant along SW 15th Avenue and SW 30th Street. There are some multifamily developments north and west of the subject site closer to the State Road 84 Corridor. It appears that a couple of the new developments north and west of the site are townhouse developments.

Staff Comments:

The applicant has supplied narratives (attached as **Exhibits 2, 3, and 4**) that describe how the rezoning requests meet the criteria for rezoning as listed in Sec. 47-24.4.D. 1-3. Those criteria are;

1. The zoning district proposed is consistent with the City's Comprehensive Plan
2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning, and
3. The character of the area is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that this application meets the criteria for rezoning, the Planning & Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented by the applicant.
2. If the Planning and Zoning Board determines that this application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning & Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26.B., Appeals. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the

proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

The record and recommendations of the Planning & Zoning Board will be forwarded to the City Commission. The Commission will, at a public hearing, consider the application and the record and recommendations made by the Planning and Zoning Board, hear public comment, and then approve or deny the rezoning request.

Staff Determination:

Staff has reviewed this request and has determined that the application meets the criteria for rezoning as listed in Section 47-24.4.D. 1-3.

PZ7-Z-05/MBC 08-17-05